

2/14/2023

Appeal Letter to the County of Eldorado Board of Supervisors

Attn: Board Members,

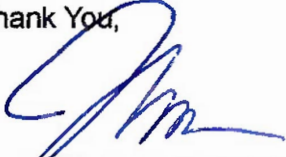
I am requesting a refund in the amount of \$5,871.05 for Auction ID: 1063618, Parcel 040-100-021-000 that my partners and I purchased at the November 2022 El Dorado County Tax auction (See Exhibit 1).

According to the El Dorado County Assessor's website, this is a 79 acre parcel. (See Exhibit 2) However, through our research and several conversations with representatives of both El Dorado and Amador county, the location of the property has not been able to be located.

Based upon the legal description (Exhibit 3), some believe this parcel to be what is shown in Exhibits 4 and 5. However, this parcel is only 63 acres, not 79 acres as shown on the El Dorado County Assessor's website.

The Legal Description and property information found on El Dorado County Assessor's website better describe the parcel just across Hwy 88 in Amador County. See exhibit 6.

Thank You,



Jason Munson
530-409-5051

668 Clement St.
So. Lake Tahoe, Ca. 96150

Your El Dorado County Tax Sale Auction Deed Summary

x

Your El Dorado County Tax Sale Auction Deed Summary:

Exhibit 1.

Message Date: Nov 02, 2022 11:12 AM

Deeds will not be corrected if inaccurate information is submitted by the purchaser

If you have any questions, please contact El Dorado County.

Dear Paulo Rossetto,

Congratulations! You're the winning bidder of one or more auctions posted by El Dorado County. Keep this email for your reference as it includes a summary of your winning auction(s), the total amount due, and the deeded information you filled out using the Deed Wizard.

Full payment must be received by Bid4Assets no later than 4:00 PM ET (1:00 PM PT) on Friday, November 4, 2022.

No exceptions will be made. If payment policy is not adhered to and payment is received late, the successful bidder, any company the bidder has interest in, or any agent acting on their behalf may be barred from registering and bidding at future El Dorado County Tax-Defaulted property sales for the next five (5) years.

Auction ID: 1063618
Asset Title: El Dorado County, CA, APN: 040-100-021-000
Parcel Number: 040-100-021-000
Total Due: \$5,871.05

Auction ID: 1063629
Asset Title: El Dorado County, CA, APN: 042-300-007-000
Parcel Number: 042-300-007-000
Total Due: \$48,263.40

Auction ID: 1063645
Asset Title: El Dorado County, CA, APN: 050-590-002-000
Parcel Number: 050-590-002-000
Total Due: \$49,853.45

Auction ID: 1063646
Asset Title: El Dorado County, CA, APN: 050-590-003-000
Parcel Number: 050-590-003-000
Total Due: \$68,413.75

Auction ID: 1063647
Asset Title: El Dorado County, CA, APN: 050-590-004-000
Parcel Number: 050-590-004-000
Total Due: \$40,005.15

Auction ID: 1063661
Asset Title: El Dorado County, CA, APN: 079-260-030-000
Parcel Number: 079-260-030-000
Total Due: \$50,355.60

Total: \$262,762.40
Deposit: (\$2,500.00)
Total Balance Due: \$260,262.40

Parcel Number: 040-100-021-000
Title As: A Ltd Liability Co
Deeded Owner: Invest N Family LLC
Deeded Owner: Freitas Properties LLC & Dirty Deeds DDC LLC
Address: 201 East 4th Avenue
City: San Mateo
State: CA
Zip Code: 94401
Phone: (650) 921-3409

Parcel Number: 042-300-007-000
Title As: A Ltd Liability Co
Deeded Owner: Invest N Family LLC
Deeded Owner: Freitas Properties LLC & Dirty Deeds DDC LLC
Address: 201 East 4th Avenue
City: San Mateo
State: CA
Zip Code: 94401
Phone: (650) 921-3409


Parcel Number: 050-590-002-000
Title As: A Ltd Liability Co
Deeded Owner: Invest N Family LLC
Deeded Owner: Freitas Properties LLC & Dirty Deeds DDC LLC
Address: 201 East 4th Avenue
City: San Mateo
State: CA



El Dorado County
California

Exhibit 2.

Property Information

Assessor Parcel Number (APN)	040-100-021-000
Assessment Number	040-100-021-000
Tax Rate Area (TRA)	073000
Current Document Number	2009R0065105
Current Document Date	12/31/2009
SitusAddr	SOMERSET 95684
Property Type	GRAZING RIGHTS
Lot Size (Acres)	 79.00
Lot Size (SqFt)	0.00
Asmt Description	SEC 13 8 14 G/R
Asmt Status	ACTIVE

Roll Values

Land	\$1,208
Structural Imprv	\$0
Fixtures Real Property	\$0
Growing Imprv.	\$0
Total land & Improvemnets	\$1,208
Fixtures Personal Property	\$0
Personal Property	\$0
Manufactured Homes	\$0
Homeowners Exemption (HOX)	\$0
Other Exemptions	\$0
Net Assessed Value	\$1,208

Building Description


Building Seq. Number	1
Unit Seq. Number	0
Building Code	1
Current Doc Num	2009R0065105
Building Square Footage	
Number of units	0
Building Type	
Garage Size	0.00
UnFinished Square Footage	
Year Built	
Bedrooms	0
Full Baths	0
Half Baths	0
FirePlaces	
Pools	



Jon DeVille

Assessor

 360 Fair Lane, Placerville, CA 95667

 (530) 621-5719

 assessor@edcgov.us

Exhibit 3

EXHIBIT "A"

ASMT. NO. 040-100-021-000

THE PERPETUAL GRAZING RIGHTS ONLY on those portions of the following described tracts of land situated in El Dorado County, California, and lying on the North side of the Alpine State Highway, as said state highway was located on April 16, 1945, to-wit:

The East half of Southwest quarter and Northwest quarter of South east quarter of Section 13, Township 8 North, Range 14 East, M.D.B. & M.

The grazing rights herein conveyed are intended to cover only those portions of the lands described above, the clear title to which was acquired by GEORGE ALLEN in that certain deed executed on February 24, 1945, by JOHN D CULBERT, JESSE E. MCLAUGHLIN and RALPH MCGEE, as trustees of the trust created by the Will of Charles L. Culbert, deceased, as parties of the first part, and GEORGE ALLEN, as party of the second part, which deed was there after recorded in the office of the County Recorder of El Dorado County, California.

EXCEPTING THEREFROM all that portion conveyed by that certain Quitclaim Deed dated June 10, 1948 in Book 256, Page 342, Official Records, of El Dorado County, executed by John Tonzi Jr. and Julia J Tonzi, husband and wife, to Winton Lumber Company, a Delaware Corporation.

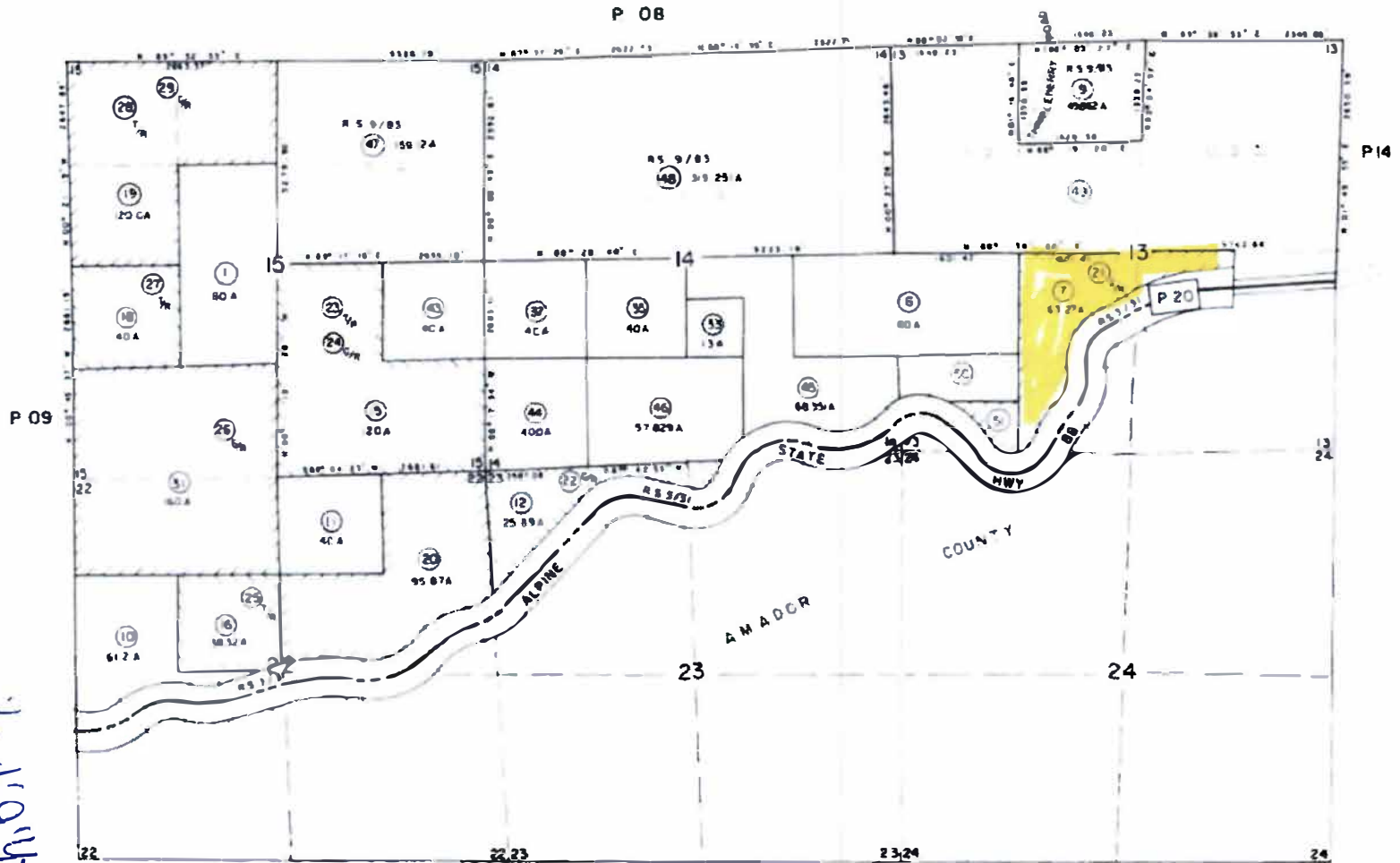
ALSO EXCEPTING THEREFROM all that portion conveyed by that certain Quitclaim Deed dated April 6, 1950, recorded May 19, 1950, in Book 279, Page 430, Official records of El Dorado County, executed by John Tonzi Jr. and Julia Tonzi, husband and wife, to the State of California.

SECS 13, 14, 15, 22, 23, & 24, T 8 N R. 14 E M D M

Tax Area Code

40-10

Exhibit 4



NOTE Assessor's Block Numbers Shown in Italic
Assessor's Parcel Numbers Shown in Circle

Assessor's Map Bk 40 Pg 10
County of El Dorado California

app.regrid.com/us/ca/el-dorado/south-el-dorado#b=none

REGRID Find an address, place, parcel # or lat/long

CURRENTLY VIEWING: US > CALIFORNIA > EL DORADO COUNTY > SOUTH EL DORADO

Overview

Land Use Code: Activity **1** Unlock with Pro

Land Use Code Description: Activity

Land Use Code: Function **1** Unlock with Pro

Land Use Code Description: Function

Land Use Code: Site **1** Unlock with Pro

Land Use Code Description: Site

Land Use Code: Ownership **1** Unlock with Pro

Land Use Code Description: Ownership

Cropland Data Layer Information

Cropland Data Layer Majority Category Unlock with Pro

Cropland Data Layer Majority Percent Unlock with Pro

Structure Details

Structure Details

Number of Units 0

Regrid Calculated Data

Regrid Calculated Building Count Unlock with Pro

Regrid Calculated Building Footprint Square Feet Unlock with Pro

Geographic Information

County-Provided Acres **63.27**

Centroid Coordinates 38.543537, -120.382374

Opportunity Zones

Federal Qualified Opportunity No

Map navigation controls: BACK OUT, BOUNDS, LAYERS, LOCATE ME, GRAB, RESET

Map labels: BN45, BN51, U S A FOREST SERVICE

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SEE PLANS & P

Or, explore with a free

Need to download county or state data? Visit the Data Store

© Mapbox © OpenSt

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- Share
- Following
- Filter
- Style
- List
- Datasets
- Import
- Export
- Survey

Fields with this color can be unlocked with a Pro subscription

Unlock with Pro

Parcel Address

Parcel ID 024020010000

Parcel Address Zip Code 95666

Zoning, Land Use & Vacancy

Cropland Data Layer Information

Cropland Data Layer Majority Category Unlock with Pro

Cropland Data Layer Majority Percent Unlock with Pro

Structure Details

Regrid Calculated Data

Regrid Calculated Building Count Unlock with Pro

Regrid Calculated Building Footprint Square Feet Unlock with Pro

Geographic Information

County-Provided Acres 79

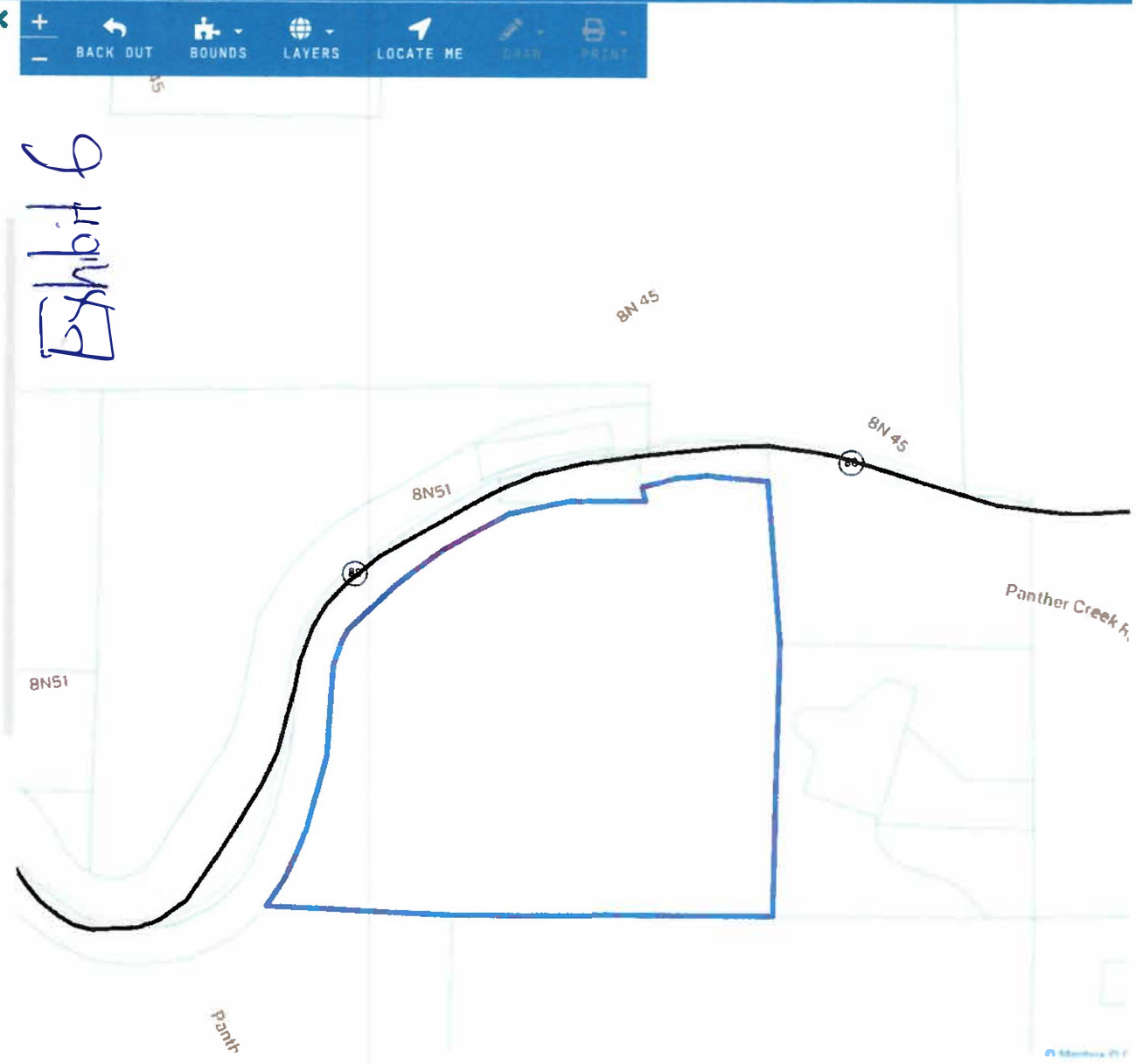
Centroid Coordinates 38.541345, -120.376813

Opportunity Zones

Federal Qualified Opportunity Zone Yes

Qualified Opportunity Zone Tract Number 06003010000

Census Geographies



Need to download county or state data? Visit the Data Store